



Town of New Windsor

OFFICE OF THE PLANNING BOARD

555 Union Avenue

New Windsor, New York 12553

Telephone: (845) 563-4615

Fax: (845) 563-4689

REORGANIZATION MEETING

Wednesday, February 8th, 2006 — 7:30 PM

TENTATIVE AGENDA

CALL TO ORDER

ROLL CALL

Approval Of Minutes Dated: November 30, 2005 & December 14, 2005

Annual Mobile Home Park Review:

- A. Brittany Terrace – Station Road
- B. Nugent Mobile Home Park – Union Avenue
- C. Monaco Mobile Home Park – Walsh Avenue

Regular Items:

1. **The Grove (Formerly West Hills) Site Plan** (05-201) Stewart Airport (Maser Consulting) Proposed 275 Condominium Units.
2. **Hoffman-Walker Lot Line Change** (For McHugh) (06-02) Beaver Brook Road (Walker) Proposed Residential Lot Line Change.
3. **Sloop Hill Associates/ N & C Land Corp. Lot Line Change** (06-03) Sloop Hill Road (Drabick) Proposed Commercial Lot Line Change.
4. **Hudson Valley Federal Credit Union Site Plan** (06-03) Rt. 300 (Chazen) Proposed New Site At Walmart Plaza.

Correspondence:

5. **Meadowbrook Estates** (01-42) Request For 6-Month Extension - Preliminary Approval.
6. **Kielly Estates Sub.**(03-01) Request For 6-Month Extension Of Preliminary Approval
7. **Middle Earth Sub.** (03-22) Request For 6-Month Extension Of Preliminary Approval.
8. **Shadow Fax Sub.** (03-23) Request To Close Public Hearing.
9. **The Grove Subdivision** (05-200) Request For 2 90-Day Extensions.

Adjournment

(Next Meeting –February 22, 2006)

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TOWN OF NEW WINDSOR

PLANNING BOARD

FEBRUARY 8, 2006

MEMBERS PRESENT: JERRY ARGENIO, CHAIRMAN
NEIL SCHLESINGER
HENRY VAN LEEUWEN
HOWARD BROWN
JOSEPH MINUTA

ALTERNATE: DANIEL GALLAGHER

ALSO PRESENT: MARK EDSALL, P.E.
PLANNING BOARD ENGINEER

MICHAEL BABCOCK
BUILDING INSPECTOR

MYRA MASON
PLANNING BOARD SECRETARY

ANDREW KRIEGER, ESQ.
PLANNING BOARD ATTORNEY

REGULAR MEETING

MR. ARGENIO: I'd like to call first meeting of the
planning board for 2006 to order. Please stand for the
Pledge of Allegiance.

(Whereupon, the Pledge of Allegiance was
recited.)

MR. ARGENIO: Welcome everybody, I want to welcome our new members tonight, Howard Brown comes from the zoning board, he's replacing Eric Mason, Joe Minuta up as an alternate and I'd like to welcome Henry Van Leeuwen, he's been on this planning board and off this planning board once or twice and he has probably combined 20 years of experience up on this dais and I'd like to welcome you guys.

MR. VAN LEEUWEN: Thank you.

MR. MINUTA: Thank you.

MR. ARGENIO: I'm in this seat because our chairman resigned for personal reasons and I was reluctant to take it because he's a tough act to follow for any of you who knew Jim Petro. We had a reorganization meeting tonight where we elected, the board elected me as chairman, Mr. Van Leeuwen as vice chairman, Mr. Schlesinger, Neil Schlesinger who's been with us for a few years as secretary and sergeant at arms is Joe Minuta. Howard, we ran out of titles when we got to you, so glad you're here. Everybody needs to be a little patient with me. Mark, where's Andy? Did he call you, Myra?

MS. MASON: No.

MR. BABCOCK: We're I think we're running a little bit early, Mr. Chairman, I'm sure he'll be here.

MR. ARGENIO: We'll go to do some introduction here, he'll be here hopefully. At the reorganization meeting, let me finish what I'm doing here, so everybody needs to be a little patient with me, Mark, I will look to you for some help with procedure because you're the procedure king to make sure we don't miss anything. If I do miss something, please interrupt me procedurally. At the reorganization meeting, we missed the professionals, right now, I'd like to make a motion

that we retain the services of McGoey, Hauser & Edsall and Mark Edsall as our planning board engineer for '06.

MR. VAN LEEUWEN: So moved.

MR. MINUTA: Second it.

MR. ARGENIO: Motion has been made and seconded that we keep M H & E as the planning board engineers. If there's no further discussion from the board members, we'll have a roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. BROWN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Motion that we retain the services of Frances Roth for the stenographer for the upcoming year 2006.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that we retain Franny Roth as stenographer for '06. No further discussion, we'll have a roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. BROWN	AYE
MR. ARGENIO	AYE

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MR. ARGENIO: The minutes should show that Mr. Krieger has joined us and I'll entertain a motion that we maintain the services of Mr. Krieger for another year.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that we retain the services of Mr. Krieger for the year '06 as our legal counsel. If there's no further discussion of the board members, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. BROWN	AYE
MR. ARGENIO	AYE

ANNUAL_MOBILE_HOME_PARK_REVIEWS:

BRITTANY_TERRACE

MR. ARGENIO: We're going to start with annual mobile home park review. First up is Brittany Terrace on Station Road. Is someone here to represent this application? Mike, has anybody been out there from your department?

MR. BABCOCK: Yes, we have, there's no problems at all.

MR. ARGENIO: That's good. You guys have a nice place out there. Do they have a check?

MS. MASON: Yes, they do.

MR. ARGENIO: I'll accept a motion for a one year extension of special use permit for Brittany Terrace.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that we grant one year extension for Brittany Terrace manufactured home park. If there's no further discussion from the board members, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. BROWN	AYE
MR. ARGENIO	AYE

NUGENT_MOBILE_HOME_PARK

Ms. Kathleen Nugent appeared before the board for this review.

MR. ARGENIO: Nugent Mobile Home Park. Mike, has somebody been out there to the Nugent Mobile Home Park?

MR. BABCOCK: Yes, we have, Mr. Chairman, likewise everything is fine.

MR. ARGENIO: They run a fine ship.

MR. BABCOCK: Yes, they do.

MR. ARGENIO: Do you have a check for \$100?

MS. NUGENT: Yes.

MR. VAN LEEUWEN: I'll make the motion we approve.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that we give a one year extension of the special use permit for the Nugent Mobile Home Park. If there's no further discussion from the board members we'll have a roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. BROWN	AYE
MR. ARGENIO	AYE

MONACO_MOBILE_HOME_PARK

Mr. Carmen Monaco appeared before the board for this review.

MR. ARGENIO: So you have a check for \$100?

MR. MONACO: Yes, I do.

MR. ARGENIO: Mike, has anybody been out to the Monaco Mobile Home Park?

MR. BABCOCK: Yes, everything is fine there also.

MR. VAN LEEUWEN: I'll make a motion to approve, Mr. Chairman.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded to grant one year extension to the special use permit for the Monaco Mobile Home Park on Walsh Avenue. If there's no further discussion, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. BROWN	AYE
MR. ARGENIO	AYE

REGULAR_ITEMS:

THE GROVE (FORMERLY WEST HILLS) SITE PLAN (05-201)

MR. ARGENIO: Next is The Grove, formerly West Hills site plan at Stewart Airport. This application proposes development of the subdivided parcel of application 05-200 approximately 50 acres with 275 condo units. The application was previously reviewed at the 23 March, 2005 meeting, 11 May, 2005, 27 July, 2005 meeting, 14 December, 2005 meeting and 12 October, 2005 planning board meetings. So we've seen this. I'd like somebody representing The Grove to come up and talk to us a little bit and I'd like to for the benefit of the new members, Chris, I'd like you to give us, I'd like you to give us an overview of some of the things that are behind us but don't write me a novel because Howard? And Henry both have followed this project over the past year or eight months and I have, we, the existing board members have endeavored to attempt to bring them up to speed. So once you give us that overview, that back end overview, we'd like to hear the changes you've made since the last meeting. And I want to also remind the public that this application was open for a public hearing on 9/14 and 10/12, that's two public hearings which by law we're obligated to do one and Mr. Petro former chairman accepted public comments on 7/27 so really this has been open to the public three times. Tonight the board wants to hear from the owner or his attorney or whoever else is going to speak for him and then we're going to discuss it. So having said that.

MR. BETTE: Thank you, Mr. Chairman. My name is Chris Bette with First Columbia. With me we've got the people from Maser, representatives from Hovnanian, some other representatives from First Columbia here. We're here to ask the board to approve the site plan for the 275 unit condominium project, site plan and special permit, this 275 units is a smaller component of our

larger New York International plan at the former Stewart Army Subpost property. Our larger plan and I'd like to show this to you Howard and Hank just if you haven't seen it our larger plan we developed the master plan that demonstrated the ability to place 2 1/2 million square feet of commercial retail, hotel, residential, offices, light industrial, all those uses on the 263 acres of the former Stewart Army Subpost property. We studied this plan through the State Environmental Impact Statement process 16 months it took us to go through that process with this board, with the board hiring special consultants to review the studies and whatnot associated with that EIS. The housing component that we're looking at tonight again is similar to what we saw when we did our EIS in units and in location. The master plan and the findings statement was generated to allow our development to be very flexible, meaning that we were able to react to market forces that allowed us to move things around out there while not changing any of the impacts associated with what we studied, meaning we basically studied a big, you know, water, sewer, traffic, wildlife, things like that. But what we have demonstrated is that if a client comes in and wants 100,000 square foot, we could do this for them out here in a commercial building so we have put the ability to be flexible to react into our plan because this is a 15 year buildout. To monitor that through the findings statement and the planning board engineer we developed a checklist so that every application that we come in to this board for site plan review we're able to look at the impacts associated with traffic, water, sewer, square footage, things like that and that's all tied back to what we studied to say whether or not there's a significant impact as a result of that project. We have generated that checklist for this project, again, we're in the early stages of the development of New York International Plaza so it's quite easy to demonstrate that we don't cause any significant impacts to those facilities.

MR. ARGENIO: Bring us to the condos, Chris.

MR. BETTE: Okay, the again 275 units located in this area of the master plan blown up here show private roads, private utilities, again, Jerry mentioned we have been here since March of '05 through those meetings we've had discussions regarding traffic, water, sewer, school kids, number of units, number of bedrooms, connection to the Town roads, visitor parking, dumpster locations, all those things have been considered by this board and we think we have adequately addressed those comments not only from the planning board, the public and the planning board engineer in the set of plans that you guys have on your desk today. Some items that you may not know that you know we have taken a harder look at or things that are going on out there that you may not know, Drury Lane started, that was a concern a while ago that, you know, back in the early days of '05 where is Drury Lane, well, they're working on Drury Lane. So Drury Lane a direct connection from I84 into the property will be a great asset for both our New York International Plaza and the airport itself. We're showing 275 units with an average bedroom count of about 2 1/2 bedrooms per unit. That's a slight increase in what we looked at from the EIS. Importantly what does the half bedroom increase cause, water, sewer, potentially school children, things like that could be considered an impact of the additional half a bedroom. We have I think the water and sewer is very simply done looked at from an impact statement point, we have in the EIS process we studied the water system at a 2 1/2 million square feet which was half a million square feet larger than what we anticipated building, we're only looking to build two million square feet out there, that all those studies for water and sewer were all based on 2 1/2 million so we built in a 25 percent adjustment factor to all those things so again as I said earlier--

MR. ARGENIO: Can I interrupt for one second? So I'm understanding there's a 25 percent I'll say push in the EIS, is that correct?

MR. EDSALL: Effectively they're proposing 2 million square foot but their studies built in 25 percent extra impact and they have demonstrated that they can handle all of it, the cushion.

MR. ARGENIO: Second question is is that typical for a project of this size or did they just do this?

MR. EDSALL: It's not typical because they take the chance when they did the study that the extra 25 percent would create additional impacts that they have to mitigate so they were being conservative to their own benefit in the long run.

MR. BETTE: Again, a lot of the water and sewer are out there already existing, we just wanted to quantify what kind of capacity those things had. The number of bedrooms are, we had some discussions in the public hearings and with the board regarding the potential for increased children, school aged children impact on Washingtonville School District, our EIS suggested that our original plan would only generate 57 school children, I think we have bolstered that with some information we received from the Town Assessor that was made public at one of our earlier meetings and K. Hovnanian has demonstrated through projects they have done similar type projects that they have done that the range of school aged children is from .13 children per unit to .15, again, our EIS analyzed .2 children per unit.

MR. SCHLESINGER: That was based on how many bedrooms the EIS?

MR. BETTE: EIS looked at two bedroom units at the time.

MR. SCHLESINGER: Two bedrooms?

MR. BETTE: Yes.

MR. VAN LEEUWEN: Can I ask you a question? Where does the 2 1/2 come in? How do you have half a bedroom?

MR. BETTE: Some of the units are 3 bedroom units.

MR. SCHLESINGER: Take a weighted average of all the units, it comes to 2.5.

MR. ARGENIO: Go ahead, Chris.

MR. BETTE: So, with that, again, we had discussions with the board, what does that mean, and I think I've answered the water problem associated with an increased bedroom because water's calculated on bedroom count, school children it's not, you know, our analyses have never and statistics that we have don't reflect a per unit count or a per bedroom count to generate children. We're confident that our 57 students projected here is more than what you're going to see actually but we're also more than confident if we're looking at the financial impact to the school district that this project will generate in school taxes alone upwards of a million and a half dollars a year that I think would support the numbers, it more than supports the number of students that we project from here. So I think some of the concerns that we have heard in the past I think we have reacted to them, we have implemented where we needed to into the plans changes and I think the plans that you have on your desk are sufficient, not sufficient but excellent, we have really spent a lot of time since October to now to get those plans into a form and fashion that you will be comfortable with.

MR. ARGENIO: Don't get too hung up on the EIS business, just briefly go through the changes that you made per Mark's comments, there's a road that was too

steep in the back?

MR. BETTE: I'm going to ask Andrew Fetherston from Maser if he can help us out.

MR. FETHERSTON: From our last meeting with Mark we added a wall at this location to further reduce the slope of the grade, the grade was one on two at this location, we made it one on three to match the remainder of the site, we had some fencing around the basins instead of making them chain link they're split rail fence with the black fabric for aesthetic reasons. We did complete the 911 address plan that was requested, we only got that to your board today, I apologize for that but--

MR. ARGENIO: Did you get a chance to review that?

MR. EDSALL: No, it's one of the conditions I list so we'll take care of it.

MR. ARGENIO: Fine.

MR. FETHERSTON: We added the building legends for some clarity to all of the plans for the reviewers, we corrected the road names and one of the names we actually had to change when we met last week when we were doing the addresses so we got that done. And like Chris was saying, some of the dumpsters we actually relocated and some of them we made larger per discussions with Mark where there was a higher density of the population. That's pretty much the summary of the changes.

MR. EDSALL: Mr. Chairman, maybe we can get on the record since we have Chris up in front, the access issue out to Jackson was pursued and rather than look at it purely on this site we looked at it on the basis of New York International Plaza where the looping and connections would be best suited and we, it became very

evident that the site given the slopes in that area this wasn't the best place to have that connection, what Chris has done he can go on the record tonight agreeing to what we discussed that that connection will be pursued further in to provide that loop connection in a more appropriate grade location so it's not part of this plan back in I think it was November you took your findings and the former, sat down with us and said no, it just doesn't make sense.

MR. ARGENIO: That's going to be the Bette's obligation not Hovnanian?

MR. EDSALL: Over the period of development we'll be revisiting that.

MR. ARGENIO: Better than being Hovnanian's obligation.

MR. EDSALL: Correct, to make use of Jackson.

MR. SCHLESINGER: But it's something that will definitely be concluded prior to any completion or any C.O.s.

MR. EDSALL: Not for this because it's basically been removed from this location of New York International Plaza we're going to try to get that cross connection in beyond this site only because of grades.

MR. ARGENIO: Is it reasonable at this point to put a timeframe of sorts on that, certainly not talking about three months.

MR. EDSALL: I don't know, no, that's reasonable.

MR. ARGENIO: Six years, three years, is it a year?

MR. BETTE: Well, it really has to coincide with when we develop something down here on the south of the parcel because if inevitably you put a road in, user

comes, you're going to want to put it right where we put the road, when we find a user for the southern parcel at this point in time we'll upgrade and also have to get ownership of Jackson Avenue.

MR. EDSALL: We have no control over when the state releases the other half of the road.

MR. ARGENIO: There's no fire access issue?

MR. EDSALL: No, the fire inspector had no difficulties with the access.

MR. ARGENIO: I have one question that I want to ask you Mark and then I want what anybody's got on their mind, I want to get it out there, can you elaborate on your comment number 5 relative to the Orange County Department of Planning, please?

MR. EDSALL: Very briefly the planning department's made comments, comments on the project that we responded to via a couple letters and I don't know that it's necessary that we go through all the details but I'll give you an example, they made the comment that the residential use wasn't evaluated as part of the SEQRA process. Well, Chris provided a three page letter listing all the references through the EIS that acknowledged that 275 residential units were proposed as part of the project.

MR. ARGENIO: So it was evaluated.

MR. EDSALL: They made a comment that the project needed to go to DEC for the sewer connection, well, this is a single connection, single condo unit, I reminded them that the New York State Attorney General's office has ruled that DEC doesn't review condo projects for sewer so there was a lot of misunderstandings that they had in their comments and we shared our understanding with them and they never

responded again so they never commented either pro or negative.

MR. VAN LEEUWEN: That's correct, there's only one connection, it's not two or three, it's one.

MR. SCHLESINGER: What's the final determination on one way, that's a dead-end right but on the north right there?

MR. BETTE: We're going to tie into the Town road which is an intersection of World Trade Way, Airport Center Drive so we'll have three connections to Town roads, that one we just talked about off of London Avenue and off Hudson Valley Avenue.

MR. BABCOCK: If they made the connection to Jackson Avenue we don't even have Jackson Avenue yet, that's the issue.

MR. ARGENIO: I understand.

MR. SCHLESINGER: I guess we have pretty much reviewed everything, it's been a long process, I'll make a motion to--

MR. ARGENIO: Just one second. Joe, I'm looking to you as, I'm looking to Neil insomuch as you're the veterans, that doesn't mean old guy, it means veteran.

MR. MINUTA: Thank you. The roadway issue which was, which was in question has now been resolved to the findings of the engineers, I see no further issues with respect to this application, I think they're done their due diligence in what they presented to us and I have no further questions.

MR. ARGENIO: Henry?

MR. VAN LEEUWEN: I'm okay with it.

MR. BROWN: I'm okay with it.

MR. ARGENIO: I just want to think this through, I want to do this correctly. Mark, you agree that it's consistent with the EIS?

MR. EDSALL: Yes, first I will premise with I didn't go over all my comments but I had a rather healthy list of comments and we have spent a lot of time with the applicant.

MR. ARGENIO: Healthy's a good way to describe it.

MR. EDSALL: We spent a lot of time with the applicants and engineers, they have been responsive and at this point all the comments have been addressed relative to SEQRA, it's my belief that this project as it's proposed is consistent with the findings that you adopted I believe it was on August 27, 2003.

MR. ARGENIO: That was going to be my next question.

MR. EDSALL: Yes, August 27, 2003 and I've taken the liberty of working with the applicant's counsel to document the procedural history of the project and I have with your packages tonight a proposed SEQRA resolution that would document the steps through the process and the fact that we're determining that it is consistent with the findings.

MR. ARGENIO: We have in our packages as well a special use resolution that I assume has been reviewed thoroughly, it's consistent with the code.

MR. EDSALL: We'll go through one of them at a time, if we can, if we can get SEQRA out of the way.

MR. ARGENIO: At this point in time, I'll accept a motion that we accept the SEQRA resolution as it's

written.

MR. SCHLESINGER: I'll make a motion that we accept the SEQRA resolution as it's written.

MR. MINUTA: Second it.

MR. ARGENIO: Motion has been made and seconded that we accept the SEQRA resolution as it's written in its current form for The Grove-Hovnanian site plan. If there's no further discussion amongst the board members, we'll have a roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. BROWN	AYE
MR. ARGENIO	AYE

MR. EDSALL: Your next resolution, Mr. Chairman, is as you've stated in nearly all the meetings or at least ones that were important as being public hearings this use is a special permit use in the AP1 zone, I have prepared a resolution for the board's consideration for granting the special permit for the project that would be the second resolution in your package.

MR. ARGENIO: Mark, did you prepare that or review it?

MR. EDSALL: Again, it was a case where it was a combined effort, I had some tremendous assistance from the applicant's counsel and I let's say added and subtracted and refined and I think we've got a good product for you.

MR. ARGENIO: Andy, do you have anything at all?

MR. KRIEGER: No, I haven't seen it.

MR. ARGENIO: Do you have any comments?

MR. KRIEGER: I can't comment on documents I haven't seen.

MR. ARGENIO: I'll accept a motion that the special use resolution be adopted.

MR. SCHLESINGER: I'll make the motion that the special permit resolution regarding The Grove be adopted.

MR. VAN LEEUWEN: I'll second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning board adopt the special use resolution. If there's no further discussion from the board members, we'll have a roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. BROWN	AYE
MR. ARGENIO	AYE

MR. EDSALL: Last but not least third resolution that needs to be considered is the actual resolution for the approval of the site plan, that resolution is the third item in your package and it is pursuant to Section 300-86 of the code which is the site plan regulations, in that resolution the last two pages list various conditions, procedural conditions and final checks that need to be made with the plans that are submitted, those include some items from myself, and some issues that Mr. McGoey and Mr. Agito have brought forth as well as some other minor procedural items.

MR. ARGENIO: Is there anything else we need to include, Mark, in addition to that resolution?

MR. EDSALL: I don't believe so, I think we did our best to make sure everything was in there.

MR. ARGENIO: Okay, I want to say something and the board members this is for final approval for this and what I want to say is that this thing has come a long way and it has been bounced around quite a bit, it went from one administration last year to another administration this year and it's been, I'm not going to say seamless but I'm going to say fairly smooth and I'm glad to be part of it cause I think this is a good thing for the people of the Town, it's going to bring some finances into other coffers that are going to be used for a lot of good things, recreation, things of that nature, I have young kids and lot of good going on here. Having said that, I'll accept a motion that we adopt the final resolution, the final approval resolution as written, it would be by Mark Edsall.

MR. MINUTA: So moved.

MR. SCHLESINGER: Mr. Chairman, this process has also been very thorough.

MR. ARGENIO: Oh, it has.

MR. SCHLESINGER: And I also would like to ditto what Mr. Edsall had said not too long ago in that I know that at the last meeting and I know you've had a lot of workshop meetings with them there's several issues that needed to be addressed and as far as I'm concerned that those issues were addressed and primarily to Mr. Edsall's approval and what I can see I'm satisfied with it and therefore I'd like to make a motion that we give final approval to the site plan for The Grove at New Windsor.

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MR. ARGENIO: That's in the form of adopting the final approval resolution. Joe made it before you.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board adopt the final resolution for The Grove site plan at Stewart Airport. If there's no further discussion from the board members, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. BROWN	AYE
MR. ARGENIO	AYE

HOFFMAN-WALKER_LOT_LINE_CHANGE_(06-02)

Mr. Bill Walker appeared before the board for this proposal.

MR. ARGENIO: Lot line change for lands of Hoffman McCue off Beaver Brook Road. Application involves transfer of approximately 5,263 square feet, believe it or not, of land from tax lot 5 to tax lot 4. The plan was reviewed on a concept basis.

MR. WALKER: I'm here representing this. Good evening, my name is Bill Walker, I'm here representing Gerald and Maureen McCue, they are the present owners of two parcels of land adjacent to each other on the corner of Beaver Brook Road and Hill View Drive in the R-4 zone, it's in the Beaver Dam Lake area. What the applicant would like to do is right now they have a single family residence on their corner lot and they have an accessory building to that, a garage on that same lot which actually where they put an addition on previous owner that went over the existing property line. What they would like to do is take the existing property line and slide it down towards Beaver Brook Road making a larger lot in the back and then converting the accessory building into a single family residence on that lot in the back.

MR. ARGENIO: Where is the non-conformance?

MR. WALKER: The non-conformance is we have a lot here, we'll have setback lines if we were to slide the line, the setback lines will meet the 20 foot, but the front road and rear yard both do not conform for the existing accessory which will be a single frame and also we'll need a variance for the square footage on the lots cause they will not meet the acreage requirements in there.

MR. ARGENIO: So you're looking for two variances?

MR. WALKER: Correct.

MR. ARGENIO: I don't want to spend a lot of time on this and I'm sure it's obvious to you why Neil it's going, he needs to go to the zoning board to get a variance, two variances for what he wants to do and he has to come back to us anyway and it's not an incredibly complex application. So at this time, I'll accept a motion determining this application incomplete at this time.

MR. SCHLESINGER: I'll make the motion that the Hoffman-Walker lot line change be deemed incomplete, application be deemed incomplete.

MR. MINUTA: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board deem the Hoffman-Walker lot line change application incomplete at this time. If there's no further discussion, I will have a roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. BROWN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Your plan's incomplete, go to the zoning board. Good luck to you there and when you get squared away with them hopefully you'll get ahold of Myra and we'll get you on the agenda.

MR. EDSALL: There are some bulk corrections that need to be made to the table, you should probably schedule a workshop so we can go over them so we can get your

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referral to the ZBA correct, that's just my comments.

MR. WALKER: No problem. Thank you.

SLOOP_HILL_ASSOCIATES/N_&_C_LAND_CORP._LOT_LINE_CHANGE_
(06-03)

MR. ARGENIO: This application involves a lot line revision between the involved private properties in the lands of the Town roadway followed by a lot line change between tax lots 13.11 and 44.2. Somebody's obviously here to represent this? What's your name, sir?

MR. DRABICK: My name is Stephen Drabick, I'm a licensed land surveyor and I'm here representing both Sloop Hill Associates and N & C Land Corporation.

MR. ARGENIO: Tell us what you want to do.

MR. DRABICK: Basically, this lot line change involves three parcels, first parcel which is currently owned by N & C Land Corporation is a piece, a portion of which I have highlighted in yellow here, this transcends Route 9W, includes the parcel on the west side of the highway. The second parcel involved with this of course is the lands which are currently owned by Sloop Hill Associates lying immediately to the north of this and the third parcel being parcel of property owned by the Town of New Windsor which was formally the old Route 9W when that was abandoned actually became part of Sloop Hill Road, however, was never used as the highway portion of Sloop Hill Road basically parcel left over that the Town of New Windsor owned. What we're looking to do with the lot line change is to have the highway boundary along the easterly side of Route 9W be recognized as a lot line separating the parcel on the west side, at the same time, the parcel that the Town owns Sloop Hill Associates is in contract with the Town to purchase half of that parcel and the other half would become an actual extension of Sloop Hill Road also at the same time because of the current status of ownership of both parcels, N & C Land Corporation still owns Parcel A, Town of New Windsor still owns this portion of Sloop Hill Road, Sloop Hill Associates is in

contract with both parties to purchase these so because of that status it was agreed on by the Town that there will be a series actually a simultaneous conveyance and at that time Sloop Hill acquires the parcel from N & C Land Corporation it will at that time dedicate this Parcel B which will become a new terminus for the end of Sloop Hill Road and included in that will be the agreement to build down and construct the actual cul-de-sac making for a turnaround at the end of the road where none exists currently and also at the same time the Town would convey to--

MR. ARGENIO: Can I tell you something? You're making my hair hurt. Who crafted this thing? Did you craft this or did the owners of the property craft this thing, and by craft, that doesn't mean anything bad but who orchestrated this whole thing?

MR. DRABICK: It was orchestrated primarily by the owner of Sloop Hill Associates looking to acquire--

MR. ARGENIO: He's creative.

MR. DRABICK: --actually looking to acquire the complete parcel at the end of Sloop Hill Road, and the former Town attorney, Mr. Crotty, when we looked at this agreed that the Town wasn't willing to give up that entire parcel so the agreement was to split it, what this does it does provide a connection between the property he currently owns on the north and what he will be acquiring on the south through this strip.

MR. ARGENIO: What's the disposition of the property on the other side of the highway?

MR. DRABICK: Currently it's an old railroad bed, it's--

MR. ARGENIO: After this is done, who owns it and what does it do to that piece of property?

MR. DRABICK: This piece will still be retained by N & C, it's undeveloped now.

MR. ARGENIO: He will continue to pay taxes on it?

MR. DRABICK: Yes.

MR. EDSALL: Jerry, this is basically a very elaborate series of lot line changes to separate the east and the west side of 9W to merge the N & C property with Sloop Hill and have the Town end up with a cul-de-sac in a nutshell.

MR. ARGENIO: It's taken me time to pick up but that's what I'm seeing.

MR. EDSALL: I had to use a colored marker to follow the program here because it's so elaborate.

MR. BABCOCK: Right now, the road deadends.

MR. ARGENIO: And a cul-de-sac is beneficial.

MR. EDSALL: This benefits everybody in Town and basically everyone is waiting for this board to act so that the Town attorney can process the purchase and we can move forward.

MR. ARGENIO: Well, let's take a look at that, what about Anthony Fayo?

MR. EDSALL: Anthony I'm sure is in support of it but I have some final verifications, I need to make as far as the detail for the road construction might be a little simpler than maybe the full detail that's here so if you get to a point where you want to approve it, I'd make it subject to a final plan meeting the requirements established by the highway super because we may change some things.

MR. ARGENIO: Let me ask you this, Mark, how far can we go with this tonight?

MR. EDSALL: You need to send this unfortunately, well, there's no other agencies but you need to send it to the County Planning due to their wonderful procedure where everything that happens within 500 foot of a state or county road has to go to Planning. Couple years ago it wouldn't be the case but you can probably take lead agency and decide if you really want to have a public hearing and then we can send it to the County.

MR. ARGENIO: Okay, does anybody else have any, it took me a few minutes to understand what you were doing there, does anybody else have any questions about this application?

MR. VAN LEEUWEN: I have no problems with it.

MR. ARGENIO: All right, how do you feel about the public hearing?

MR. SCHLESINGER: I'm still trying to figure out the plan in front of me.

MR. EDSALL: It's a tough one.

MR. SCHLESINGER: My question is being that it's got to go to the County does it have to go to the County before we make any other decisions or can we, you know, help it along prior to?

MR. EDSALL: Well, it needs county and highway no matter what so we can take care of that over the next 30 days while the county has to get back to us. I think it would be fair to get the lead agency out of the way, you could probably conclude SEQRA if you're so desired, to be honest with you, there's no physical changes proposed at the site, this is all a bunch of

lot line changes being jockeyed around, I'm not quite sure the public would be able to figure it out and number two really be interested.

MR. ARGENIO: And the other thing is too once the lot lines are jockeyed around any subsequent build-out certainly at that point we can look at it in the venue of a public hearing.

MR. EDSALL: Exactly.

MR. SCHLESINGER: I'll make a motion that the Planning Board assume lead agency on Sloop Hill.

MR. VAN LEEUWEN: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board take lead agency on the SEQRA process. No further questions, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. BROWN	AYE
MR. ARGENIO	AYE

MR. SCHLESINGER: Now on the public hearing being that the left hand knows what the right hand is going to do and the lots are still going to stay the same, I don't see any purpose for a public hearing, I'll make a motion to waive the public hearing.

MR. VAN LEEUWEN: I'll second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the Sloop Hill Town of New Windsor lot line change. If there's no further discussion from the board

members, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. BROWN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Mark, that's it?

MR. EDSALL: You could, if you care to clearly normally we have to wait for the planning but you could close SEQRA out, you could consider that there's no environmental impacts from this lot line change and negative dec it at this point, that way we only have one open item.

MR. ARGENIO: We can do that, I don't see any reason why we wouldn't do that, we're talking about a lot line change here.

MR. SCHLESINGER: So based upon that, I'll make the motion that we declare negative dec for the Sloop Hill Associates.

MR. MINUTA: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec on the Sloop Hill Associates, N & C, Town of New Windsor lot line change. If there's no further discussion, I'll receive a roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE

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MR. BROWN AYE
MR. ARGENIO AYE

MR. ARGENIO: I think that's it.

MR. EDSALL: Yes, we'll ship it off to the Planning Department and within 30 days or after 30 days or if they respond we'll let you know how to get back on.

MR. DRABICK: Thank you.

HUDSON_VALLEY_FEDERAL_CREDIT_UNION_SITE_PLAN_(06-03)

MR. ARGENIO: This application proposes construction of a new banking facility adjacent to the existing bank off Union Avenue. The plans submitted are very conceptual in nature. Where are you, sir?

MR. KEATING: We're at the intersection where the existing Wal-Mart Super Center is.

MR. ARGENIO: Okay, you name?

MR. KEATING: My name is Roger Keating, I'm with the Chazen Company. I'm here tonight representing the Hudson Valley Federal Credit Union.

MR. ARGENIO: From the Newburgh office?

MR. KEATING: No, I'm from the Troy office.

MR. ARGENIO: Tell us about what you're doing.

MR. KEATING: This is the existing Hudson Valley Federal Credit Union has a branch at the shopping center. As it stands right now and as part of the original or as part of the site plan approval process that was done for the Wal-Mart Shopping Center they created some out-parcels associated with that development and the credit union has purchased the out-parcel directly adjacent to their existing branch and what the credit union is desired to do is to reopen their existing branch site and create a new proposed branch at this same location. So essentially what they're looking at doing is providing or creating a new 6,700 square foot credit union branch on the existing site and the idea is to keep the existing credit union branch open during the construction of the new proposed facility so that they can continue to service their members during that time of construction. The utilities and everything for the proposed branch will

be connections to the service stubs that were provided as part of the previous approval that was done for the Wal-Mart Shopping Center project, they had provided water and sewer connections to this parcel for connections for this for a proposed development on that parcel and as well as storm water connections, you know, extending and stubbed into the site. So we have utility connections for all of our services that we need for the new branch already extended into the site. The proposed layout that we have here in front of you is proposing 73 parking spaces, 11 of those spaces would be reserved for employee parking with the remainder of 62 spaces for customer or additional employee parking, four handicapped stalls, the plan utilizes the two existing entrances that are there now, there's an existing curb cut but there's two existing entrances that service the existing branch right now, we went through and developed this plan to try and achieve the goals for the credit union while maintaining their existing branch open at the same time. And we looked at a couple different alternatives but came down to what you see now by slightly revising the existing entrance, the main entrance that comes into the site by creating a more direct approach to it, currently under the existing condition the existing credit union branch, the drive-thru is right up adjacent to the, against the road and as cars leave that drive-thru they get, and they get dumped right into that existing entrance-exit so what we have proposed is really took a hard look at the circulation within the site and took the proposed drive-thru and moved it to the opposite end of the site to one help alleviate the problems that you kind of have now out there with the drive-thru directly discharging into the entrance and exit and at the same time we took an approach that to try to divide the traffic internally on the site into two different areas, one keep the I'd say lobby traffic for the credit union into a main parking field directly in front of the main entrance to the building and then providing like a loop road type

of loop driveway type of access for the drive-up tellers so that way that the site has two distinctive traffic patterns, people that are going to use the teller or the drive-up tellers would utilize that separate access or I'm sorry separate driveway and it keeps that pedestrian interaction with the drive-thru traffic separated. Right now when the traffic backs up in the drive-thru there's parking spaces on either side of it, people have to contend with walking across those.

MR. MINUTA: Let me ask you a question, the access to the right of the lot that comes into the main portion right there that's a problem, I think we have all experienced that that's been a problem whether you change the pattern to the drive-thru or bring it out through the main parking area here, you still have that congestion there regardless of how you manipulate that, having the drive, the main access to the I believe it's the opening, that being the main opening I think would alleviate a lot of the cross contamination of traffic that's incurred at that intersection.

MR. KEATING: Yes, obviously there's a lot of things on this intersection that as it stands right now that presents some problems, one of the other problems that's out there is the dumpster pad is directly at the entrance to there, so looking to move that away from that entrance as well and like I was saying too to try and help that entrance function a little better to get the stacking right now it's like almost like a triangle out there.

MR. MINUTA: It's terrible no matter how you do it you still have the stacking problem for the internalization is good for the pedestrian traffic but the vehicular traffic--

MR. ARGENIO: I think number one I don't want to go too deep into this because this is early-early, number two,

I was going to say exactly what Joe said, I don't know if you were going to say that too when you exit the bank as it is now when you go to make a right turn you look to your left, you're looking over your left shoulder, that's not the greatest thing in the world, just take a look at the entrance and exits and I don't know what the answer is, maybe Joe is right, maybe that other entrance needs to be shifted to the right to line up with the stalls in front of the building, but I don't want to get that far into this because this is early-early-early. Neil, do you see any major things here?

MR. SCHLESINGER: What Joe brought up you're going out of the frying pan into the fire with the way you have it designed in the traffic so that has to be reviewed obviously I'd like to see some more detail, lighting, dumpster.

MR. KEATING: Sure.

MR. ARGENIO: A flag pole.

MR. VAN LEEUWEN: Absolutely.

MR. BABCOCK: With a flag.

MR. SCHLESINGER: I'm going to be concerned not me personally but you're going to want to keep the branch open, you've got a traffic problem there now you're going to construct this building, come up with a good plan on how you're going to do that.

MR. KEATING: As part of this application we put together a conceptual construction sequencing and phasing plan.

MR. SCHLESINGER: We can see your reverse side a lot better than you can see that unless you've got something underneath it.

MR. KEATING: We provided, I have with me tonight Scott Brietti (phonetic) from Turner Construction and Tony Romere (phonetic) from the credit union here as well, we did think about what exactly that when we had our workshop with the Town's designated engineer that was, would be of the things that we had before as we were developing this conceptual layout, really took that into consideration to make sure that you could actually obtain the two at the same time, it will be during that construction period obviously you're going to have some inconvenience during that time period, the goal is to try and alleviate the best you can. We have come up with a construction sequencing plan that would, you know, proposed as a temporary customer entrance also trying to keep the plan functioning that you could have enough parking during that timeframe as well, this particular sequencing plan I think we had it, we had around 41 spaces, parking spaces that we could create, we can create some temporary parking areas.

MR. ARGENIO: This is an easy build for somebody competent, this is not difficult, you need to give us a little more detail on the phasing necessary, right, we're early, we're going to need a little more detail on the phasing but I don't see brain surgery going on there, do you, Scott?

MR. ROMERE: No.

MR. KEATING: The goal is to just give everyone a level of comfort and a plan not just to go in there and have it constructed as to actually give them sequencing of how it should be done.

MR. ARGENIO: Certainly want to see that.

MR. VAN LEEUWEN: Can I ask you a question, that old building, that uglier than hell one, is that coming down?

MR. KEATING: Yes, obviously as part of that construction sequencing the building would be demolished in the third phase of that construction sequence.

MR. ARGENIO: That's why they're taking it down because it's ugly.

MR. SCHLESINGER: Has the Hudson Valley Credit Union purchased the new site?

MR. KEATING: Purchased property next to it.

MR. SCHLESINGER: Do they own the site they're on now?

MR. KEATING: Yes, they do own both parcels.

MR. SCHLESINGER: As of right now that building is going to be knocked down and--

MR. BABCOCK: That building has to come down for the parking lot for this building, the newer one.

MR. KEATING: Correct.

MR. SCHLESINGER: So that's got to go into your phasing also?

MR. KEATING: Absolutely.

MR. MINUTA: I see a lot of hip roofs on this as a prototype, if you will, don't know if the credit union has a prototype, I'd like to see it and what it will look like.

MR. KEATING: We have an architect, they couldn't be here tonight, to elaborate upon the conceptual design of the building, we did provide a, I can give you extra copies of this.

MR. ARGENIO: Give us color copies next time you come. I agree with Joe that building is in your face in the Town of New Windsor so it should be right, I don't want to beat this to death, you have some direction, we talked about a little more detail in the phasing, we talked about making sure it's architecturally attractive, that lane you're going to take a look at that, see if you can do something about that, shift it this way, whatever it is, but this motion of your left shoulder almost 180 degrees does not work. Mark, is there anything else we need to look at?

MR. EDSALL: No, this was just really to introduce the project to the board and we have gone over it at the workshop, they have a lot for work but now they have some direction.

MR. ARGENIO: Okay, good luck to you, sir.

MR. KEATING: Thank you very much.

CORRESPONDENCE:

MEADOWBROOK_ESTATES_(01-42)

MR. EDSALL: The applicant has been advised they didn't have to make a trip in just to listen to us extend something. We've got five items, procedural items, first one is Meadowbrook Estates application 01-42, looking for six month extension of preliminary approval. They're in the process of getting outside agency approvals and we're in the middle of that so that's what's holding things up.

MR. ARGENIO: No problem with this, it's a lawful extension?

MR. EDSALL: Yes.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that we give Meadowbrook Estates six month extension of the preliminary approval. No further discussion, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. BROWN	AYE
MR. ARGENIO	AYE

KIELLY_ESTATES_SUBDIVISION_(03-01)

MR. EDSALL: Kielly Estates application 03-01 is also looking for six month extension, I recommend the extension.

MR. ARGENIO: No issues, everything in order?

MR. EDSALL: Yes.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that Kielly Estates be awarded a six month extension only for preliminary approval. If there's no further discussion from the board members, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. BROWN	AYE
MR. ARGENIO	AYE

MIDDLE_EARTH_SUBDIVISION_(03-22)

MR. EDSALL: Middle Earth subdivision application 03-22 request for six month approval, apparently there was a letter that somehow wasn't acted on, asking for a six month extension and we're just merely letting that continue, they've got their outside agency approvals but we want to get the preliminary extension on the record.

MR. ARGENIO: Did you speak to that engineer today?

MR. EDSALL: Yes.

MR. SCHLESINGER: Who's that?

MR. EDSALL: MJS.

MR. ARGENIO: This is the one near us.

MR. SCHLESINGER: I thought that that was Kartiganer.

MR. EDSALL: It's MJS is the engineer, they've got Shadow Fax and Middle Earth they're working on.

MR. ARGENIO: Looking are for six month extension.

MR. SCHLESINGER: Make a motion to give them a six month extension.

MR. VAN LEEUWEN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Middle Earth subdivision be given six month extension. No further extension, roll call.

ROLL CALL

MR. SCHLESINGER AYE

MR. MINUTA AYE

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MR. VAN LEEUWEN	AYE
MR. BROWN	AYE
MR. ARGENIO	AYE

SHADOW_FAX_SUBDIVISION_(03-23)

MR. EDSALL: As you recall there was quite a bit of discussion about the roadway access and the applicant is going to be preparing a new revised plan and because of the change they want to have you close the public hearing that was left open, once the plan is done they're going to come in and they want to have you have a new public hearing purely for the function.

MR. ARGENIO: This is the one near Bill Steidle's house?

MR. GALLAGHER: On Jackson.

MR. EDSALL: Yes.

MR. ARGENIO: You and I did a site visit out there last summer.

MR. EDSALL: So this is no more than to close the public hearing that was hanging open.

MR. ARGENIO: But when they do come back with something--

MR. BABCOCK: They're going to have another one.

MR. EDSALL: They fully agree they want a new one.

MR. ARGENIO: Motion that we close the public hearing?

MR. VAN LEEUWEN: So moved.

MR. MINUTA: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing on Shadow Fax subdivision. No further discussion from the board members, roll call.

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MR. SCHLESINGER: Do we have to add we're closing the public hearing with an option for the applicant to have another?

MR. ARGENIO: Yes, he's coming in with a new plan.

MR. SCHLESINGER: Okay.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. BROWN	AYE
MR. ARGENIO	AYE

THE GROVE SUBDIVISION_(05-200)

MR. EDSALL: The Grove which you acted on the site plan tonight, back a number of months ago you granted the subdivision approval, the applicant is looking to have their two 90 day extensions of their final subdivision approval.

MR. ARGENIO: What's this for, Mark?

MR. EDSALL: The subdivision, the lot, the subdivision that created the lot for The Grove you granted subdivision approval I think back in July and then the motion was, the resolution was filed like a month later so they need their two 90 day extensions on the subdivision approval while they get the--

MR. ARGENIO: If we approved it what are we extending?

MR. EDSALL: Subdivision approvals are good or 180 days, final subdivision approvals by law you get two 90 day extensions, after that, you've got to come back and get it reapproved, they're just asking for the two extensions.

MR. ARGENIO: I understand.

MR. SCHLESINGER: Make a motion to give The Grove subdivision two 90 days.

MR. MINUTA: Second it.

MR. ARGENIO: Motion has been made and seconded to grant The Grove subdivision two 90 day extensions. If there's no further discussion of the board members, roll call.

ROLL CALL

MR. SCHLESINGER AYE

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MR. MINUTA AYE
MR. VAN LEEUWEN AYE
MR. BROWN AYE
MR. ARGENIO AYE

MR. ARGENIO: Okay, that's the last item. Mark, do you have anything?

MR. EDSALL: I think I've bothered you enough tonight.

MR. ARGENIO: Howard?

MR. BROWN: Nothing, thanks for your enlightening me on the way things went tonight.

MR. ARGENIO: Joe?

MR. MINUTA: The expediency of your predecessor is followed through.

MR. ARGENIO: Enough with the senior member, Mr. Van Leeuwen?

MR. VAN LEEUWEN: Well, I think you're doing as well as your father did, he sat alongside me for many years.

MR. ARGENIO: Thank you for the compliment.

APPROVAL_OF_MINUTES_DATED_NOVEMBER_30,_2005_&_DECEMBER_
14,_2005

MR. ARGENIO: One thing I did miss in the beginning of the meeting and I mean that, thank you for the compliment, I did miss in the beginning of the meeting is approval of the minutes dated November 30, 2005 and December 14, 2005.

MR. MINUTA: Motion we approve the minutes as written.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that we accept the minutes as written for November 30, 2005 and December 14, 2005. Is there any further discussion on this issue? I'll have a roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. BROWN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: I want to thank everybody for their patience tonight, this is eight years of being on the planning board Jim Petro never missed a meeting and I never ran a meeting, this is the first one, so thank you guys for your patience. I'll take a motion for adjournment.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

ROLL CALL

MR. SCHLESINGER	AYE
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MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. BROWN	AYE
MR. ARGENIO	AYE

Respectfully Submitted By:

Frances Roth
Stenographer